

**DISTRICT VI ADVISORY BOARD
AGENDA**

**Monday
January 7, 2002
7:00 p.m.**

**Evergreen Recreation Center
2700 N. Woodland**

Members Present

Maurine Willis
Bickley Foster
John Cohoon
John VanWallegen
David Pendergraft
Rosalie Bradley
Linda Matney
Bob Schreck
Bob Wine
Kyle Irvin

Guests

Listed at end

ORDER OF BUSINESS

Call to Order

Council Member Sharon Fearey called the meeting to order at 7:03 p.m. and welcomed guests, as well as asking DAB members present to introduce themselves and the area they represented.

Approval of Minutes

The minutes of December 3, 2001, were approved with the following additions and corrections:

- ✓ DAB Youth member Kyle Irvin name was added to the attendance list;
- ✓ *Member Foster added to the minutes on page 2 under the CIP presentation:* He felt that the amount of money for miscellaneous sidewalks continues to be too low to meet the needs of a City this size. (**Wine/Matney 8-0**)

Approval of Agenda

Continued discussion on the CIP as item 8.

The agenda was approved with the addition. (**Schreck/Matney 8-0**)

PUBLIC AGENDA

The Public Agenda contains requests from members of the public who desire to present matters to the Board. All items will be allowed five (5) minutes of presentation time to clarify the issue, provide background information, and identify the requested action. Printed materials are encouraged.

No items were submitted

COMMUNITY POLICE REPORT

Officer Ryan-Patrol North discussed the community tire pick-up that took place with Pleasant Valley Middle School students assisting. 2045 tires were collected. Also, graffiti was on an increase. Officer Franco viewed a girl videotaping the graffiti she was writing. Ryan encouraged everyone to call the police if you see anyone doing graffiti.

Officer Hungria-Patrol West talked about the burglaries that were taking place in the La Placita neighborhood. Officers were handing out flyers to area residents to inform them of the problems. Club Paradise showed just a few bar related calls. Old Cowtown Museum break-in revealed fingerprints and officers were looking to make a case.

Council Member Fearey commented that both Patrols were sending weekly reports to the neighborhood assistant and these reports would be available at the Neighborhood City Hall if anyone wanted to walk-in and check on their neighborhood

PLANNING

1. **ZON2001-00074:** *District VI Advisory Board (DAB)* considered a request for a **zone change to “Office Warehouse” North of Central between Joann and Gow (715 N. Gow Street).** The DAB Members were provided the public notice and MAPD staff comments for review.

The agent, Kim Edgington, representative for Ralph Rudy (applicant), stated that the applicant has agreed to MAPD staff recommendations. The agent explained that the owner will sign the petition for paving of Joann from Central to Zoo once he has been granted the zone change and can take occupancy. The existing buildings have been used as a warehouse for the past 20 years.

The DAB Members expressed the following concerns: 1) Are city utilities available for this area (water and sewer); 2) who owns the properties North of this site; 3) is “OW” more restrictive than light commercial; 4) opposition from neighborhood residents and 5) how much hazardous chemicals would be involved.

One member of the public spoke in opposition due to knowing that some of the businesses now use hazardous chemicals and 1) allowing more of these buildings could increase hazardous chemicals use; 2) these facilities lower the property value and 3) with continual re-zoning it is running the residents out of their homes.

*****Action taken: DAB members voted 8-0 (**Schreck/Matney**) to recommend Approval of the zone change request based on staff recommendation.

2. **ZON2001-00069:** *District VI Advisory Board (DAB)* considered a request for a **Zone Change from “SF-5” Single Family Residential to “LI” Limited Industrial North of I-235 and east of Seneca.** The DAB Members were provided the public notice and MAPD staff comments for review.

The agent, Russ Ewy, representative of the Baughman Company, agent for the applicant stated that the applicant has agreed to MAPD staff recommendations. The agent also explained that 1) KGE has operated legally on this site for 16 years, 2) storage of oil only; 3) applicant willing to the conditions of KDHE upgrade and 4) maximum of 20 trips by semi-trucks per day traveling through the area.

The DAB Members expressed the following concerns: 1) how many trips per day would travel through the area; 2) what assurance will there be that the traffic is monitored; 3) environmentally sound; 4) transfer of ownership to property and 5) is there any ground pollution.

Four members of the public spoke in opposition. There concerns follow: 1) three sides of the river surrounding this area which could allow possible contamination to river if ever an accident with one of the trucks carrying the oil; 2) there was never any notification to the neighborhoods; 3) because of the 37th Street being narrow, truck traffic was to be limited; 4) the area is in a flood zone and 5) the business is operating illegally.

*****Action taken: DAB members voted 6-3(**Schreck/Willis**) **Cohoon/Matney/Pendergraft** to recommend Disapproval of the zone change request

BOARD AGENDA

3. **Fire Station Project**

The architectural firm of Gossen Livingston and City staff gave an overview of the firehouse designs and the type of vehicles that would be housed in the locations at 2302 N. Coolidge and 42nd N & Meridian.

Member Schreck commented he was pleased that a fire station would be located closer to the Moorings.

*****Action taken: Receive and file

4. **Paving projects in District VI**

Proposed paving of 28th from Fairview to Park Place:

The DAB Members were provided the information and map for review.

DAB members voted **8-1 (Schreck/Cohoon-Pendergraft)** to recommend Approval of the proposed paving.

Proposed paving of Joann from Central to Zoo:

The DAB Members were provided the information and map for review.

DAB members voted **8-1 (Matney/Schreck-Pendergraft)** to recommend Approval of the proposed paving.

Proposed paving of Wellington from 27th to 29th Street North:

The DAB Members were provided the information and map for review.

DAB members voted **8-1 (Schreck/VanWalleghen-Pendergraft)** to recommend Approval of the proposed paving.

Proposed paving of Park Place from 27th to 28th Street:

The DAB Members were provided the information and map for review
DAB members voted **9-0 (Foster/Cohoon)** to recommend Approval of the proposed paving.

Proposed paving of St. Clair from 54th to and including the Cul-de-sac:

The DAB Members were provided the information and map for review.
DAB members voted **9-0 (Schreck/Pendergraft)** to recommend Approval of the proposed paving.

*****Action taken: Recommendations made to governing body.

5. **Problem Properties**

DAB Members are given the opportunity to identify and report problem properties throughout District VI.

None were submitted.

*****Action taken: Receive and follow up with appropriate departments.

6. **Updates on Previous Issues from Council Member Fearey**

- ✓ **RR overpasses:** Staff report was presented about the overpasses. It was recommended doing all the proposed plan except for Pawnee and Hydraulic.
- ✓ **Bridge floodway task force committee:** Group still reviewing the plan. Looking at some resolutions for traffic problems to go along with the site they will select. City staff has recommended the 25th street site

*****Action taken: Receive and file.

7. **Neighborhood Reports**

Riverside Citizen Association: A public meeting for January 24, 2002 with the Historic Preservation to advise on funding for rehabilitating homes older than 50 years. The meeting will be at the Gloria Dei Lutheran Church, 1101 N. River Boulevard at 7 pm.

La Placita Park: Association is looking at trying to lower trash rates.

Sherwood Glen: New water line.

Benjamin Hills: Slip lining project going well.

Moorings: Ritchie C& D landfill up and running in front of transfer station. A 25ft flagpole has been installed in the Park looks nice in the neighborhood.

Historic Midtown Citizens Association: Group is starting a neighborhood plan.

*****Action taken: Receive and file.

8. **CIP review**

Member Foster asked for a second review of the CIP because he wanted to know what the DAB's role in reviewing the CIP is. He also felt that there was not enough time to look at the plan completely. **Foster** stated that there were roads to be added on the West side of town that were not listed in the *Comprehensive Plan* and the MAPC was to review this on Thursday, January 10th. He felt this was not properly discussed at the first look at the CIP. This would leave less money for the inner city revitalization.

Member Matney asked if there would be widening east or West of the Big Ditch? Response was the West side.

Council Member Fearey stated that the DAB could ask for a review of the CIP for the February 4th DAB meeting. We could invite the departments that you feel you want to hear more about pertaining to this plan.

Member Matney commented that we don't want DAB VI to be known as the board that opposes to everything. **Matney** then suggested a look at the MAPC By-laws.

*****Action taken: Motion from DAB VI to obtain and review the MAPC By-laws and to discuss them at a future meeting. (**Matney/Bradley 9-0**)

Member Willis asked when was ZON2001-00069 going to Council?

Member VanWalleghen commented about the use of trucks along 37th street.

*****Action Taken: DAB VI requests re-evaluation of the road and enforce the "No Truck Traffic".

With no further business to discuss, the meeting was adjourned at 9:54 p.m.

Respectfully Submitted

Terri Dozal
District VI Neighborhood Assistant

Guests:

Emira Palacios	3020 N. Fairview, 67204
Jose T. Galindo Sr.	2844 N. Park Place, 67204
Manuel Amador	
Peciliou Flores	
Greg Piland	4320 N. Seneca, 67204
Jack Deatherage	4234 N. Seneca
Mike McHamer	5529 N. St Clair, 67204

Guests continued:

Barry and Jan Arbuckle	5565 N. St Clair, 67204
Cliff Omo	1830 N. 215 th W Goddard, Ks 67052
Jose Solis	2918 N. Wellington Pl, 67204
Ed Dwire	Box 2083, 67201
Gene Stevens	2219 N. Richmond, 67204
Santiago Hungria	Patrol West
Marjorie Mallisee	
J. A. Robles	67203
J. Finnell	743 N. Gow, 67203
Mike Lindebak	Public Works
Doratheia Sloan	3929 N. Athenian, 67204
Jerry Prichard	1607 N. Clarence, 67203
Berle Willis	3834 Woodrow, 67204
Officer Ryan	Patrol North
Merl/Bonnie Hollis	2307 N. McLean Blvd
Tim/Connie Mork	1538 S. Wichita
Kim Edgington	355 N. Waco, Suite 200, 67202
Mike Florio	731 N. Joann, 67203
Russ Ewy	315 Ellis, 67211
Howard Tlabot	5500 N. St. Clair, 67204
Rich Simon	5710 N. St. Clair, 67204
Elena Neece	829 S. Whittier, 67218 312-9697
Ed Martin	Public works
Wendell Turner	2623 Fairview, 67204
Eva Davis	229 N. Knight 67203